

STAFF ANALYSIS
REZONING REQUEST
Unified Zoning Ordinance

ANNEXATION CASE: Eric Mark Azua is seeking annexation of parcel 12-179-02-058 of 1230 Frazier Drive into the City boundaries of Dalton Georgia. The parcel is zoned Medium Density Single Family Residential (R-3) and is 0.172 acres. The tract of land is open containing a single-family residential dwelling. Most of the surrounding parcels are also zoned as Medium Density Single Family Residential (R-3). The lot of interest is located on the eastside of Frazier Drive, on the southside of Bowen Drive, and to the west of J and J Drive. Most parcels in the general vicinity are that of residential, but there is some Manufacturing along J and J Drive. Mr. Azua's property is a part of a group of 35 isolated residential lots that are within the unincorporated boundaries of Whitfield County; however, all other lots in the general vicinity are a part of the City of Dalton's jurisdiction which means that the subject property is within an unincorporated island inside the City of Dalton.

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed annexation would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby property.

The parcel of request land use, single family residential, is consistent with that of other nearby private property that is within the jurisdictional boundaries of the City of Dalton. Not only is the property constant in land use type but also that of allowable zoning density. Since both Whitfield County and the City of Dalton share the Unified Zoning Ordinance, there would be no change in the subject property's R-3 zoning if this request is approved. This request would simply reduce the size of an existing unincorporated island within the City of Dalton.

(B) Whether the proposed annexation would adversely affect the economic value of adjacent and nearby property.

There are no expected adverse effects to nearby surrounding property due to the annexation of parcel 12-179-02-058 into the City of Dalton's Jurisdiction. The annexation will be consistent to that of the majority of lots within the vicinity and are within the Bounds of the City of Dalton.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property of the proposed zoning change.

Non-applicable since annexation will not influence zoned land use.

(D) Whether there is relative gain to the health, safety, morals, or general welfare to the public as compared to any hardship imposed upon the individual owner under the existing zoning.

N/A

(E) Whether the proposed annexation, if adopted or approved, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

The proposed change is not expected to have a significant impact on local sewer and water infrastructure. Impact on other utilities is expected to be minimal, as annexation is for a 7,492 square foot parcel unable to be subdivided further as currently zoned; however, the annexation of the parcel of interest may cause other landowners of the nearby 34 isolated parcels that are a part of the jurisdictional boundaries of Whitfield County confusion as to why the subject property receives municipal services when they do not.

Further annexation of other nearby property will not be excessive nor burdensome to local infrastructure. There are benefits for both the parcel of interest and other nearby parcels to be annexed into the City. Upon approval of annexation, if approval is granted, the Public Works Department of the City of Dalton will begin providing regular sanitation services (i.e. household garbage collection, curbside recycling, and yard trimmings/refuse pickup). The cost of these services is approximately \$185.00 per household. It is also worth noting that services such as garbage and refuse pickup could create confusion amongst public works employees if the other Frazier Dr. properties begin to annex into the City with no consistent pattern.

There are five (5) parcels facing Hale Bowen Drive where access to each is given by a common private driveway that does not meet the City's street standard; these residents would be required to bring garbage carts/recycling bins to the curb along Frazier Drive to receive proper services. Additionally, it is not recommended that school buses or heavy emergency services vehicles to travel on this private driveway frequently.

An additional benefit for the annexation of the parcel of interest and those others nearby is access for children to enroll at the local City of Dalton's public-school system. Currently, any children of K-12 age living within this unincorporated island must travel outside of the City to attend Whitfield County's public-schools.

(F) Whether the property sought to be rezoned (or annexed) conforms with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses that are contrary to the plan recommendation, and if the plan has been amended, does this reasoning or annexation request allow uses which are compatible with the existing uses in the vicinity.

The Whitfield County Comprehensive Plan's Future Development Map demonstrates that the surrounding area's future development will be Town Neighborhood

Revitalization by character, which allows for single-family residential housing and is more consistent to that of the development pattern seen within the City of Dalton. A review of the Whitfield County Joint Comprehensive Plan 2018-2022 Future Development map reveals that a vast majority of property identified as Town Neighborhood is within the City of Dalton's jurisdiction boundaries.

(G) Whether any other conditions or transitional patterns are affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed zoning change constitutes an "entering wedge" and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated, unrelated district (spot zoning) as interpreted by current Georgia law.

Annexation of parcel 12-179-02-058 will have no impact on land use since both the City of Dalton and Whitfield County share the Unified Zoning Ordinance. The parcel of annexation request is quite limited in size and already contains a single dwelling, so no change in zoning nor increase in lot density is expected.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, stormwater, or historical issues that influence the development of the subject property under any zoning designation.

N/A

Conclusion:

The staff recommends approval annexation of parcel 112-179-02-058 into the City of Dalton. The factors supporting approval recommendation are as follows:

1. The subject property is part of a small unincorporated island of Whitfield County that is entirely surrounded by the City of Dalton's incorporated boundaries.
2. Annexation may motivate other landowners to annex their property, which will improve the City of Dalton Public Works ability to provide services more consistently in the way of household garbage collection, curbside recycling, and curbside yard trimmings/refuse pickup.
3. Annexation of the parcel of request will allow any children age K-12 living at this location to attend the City of Dalton's public schools nearby.
4. It is also the recommendation of staff that the City of Dalton actively pursue the annexation of the remaining properties along Frazier and Hale Bowen Dr. in order to eliminate the unincorporated island and create more consistency of the City's boundaries.